APPENDIX D:
PRESERVE EDGE PLAN

UNIVERSITY
INNOVATION DISTRICT

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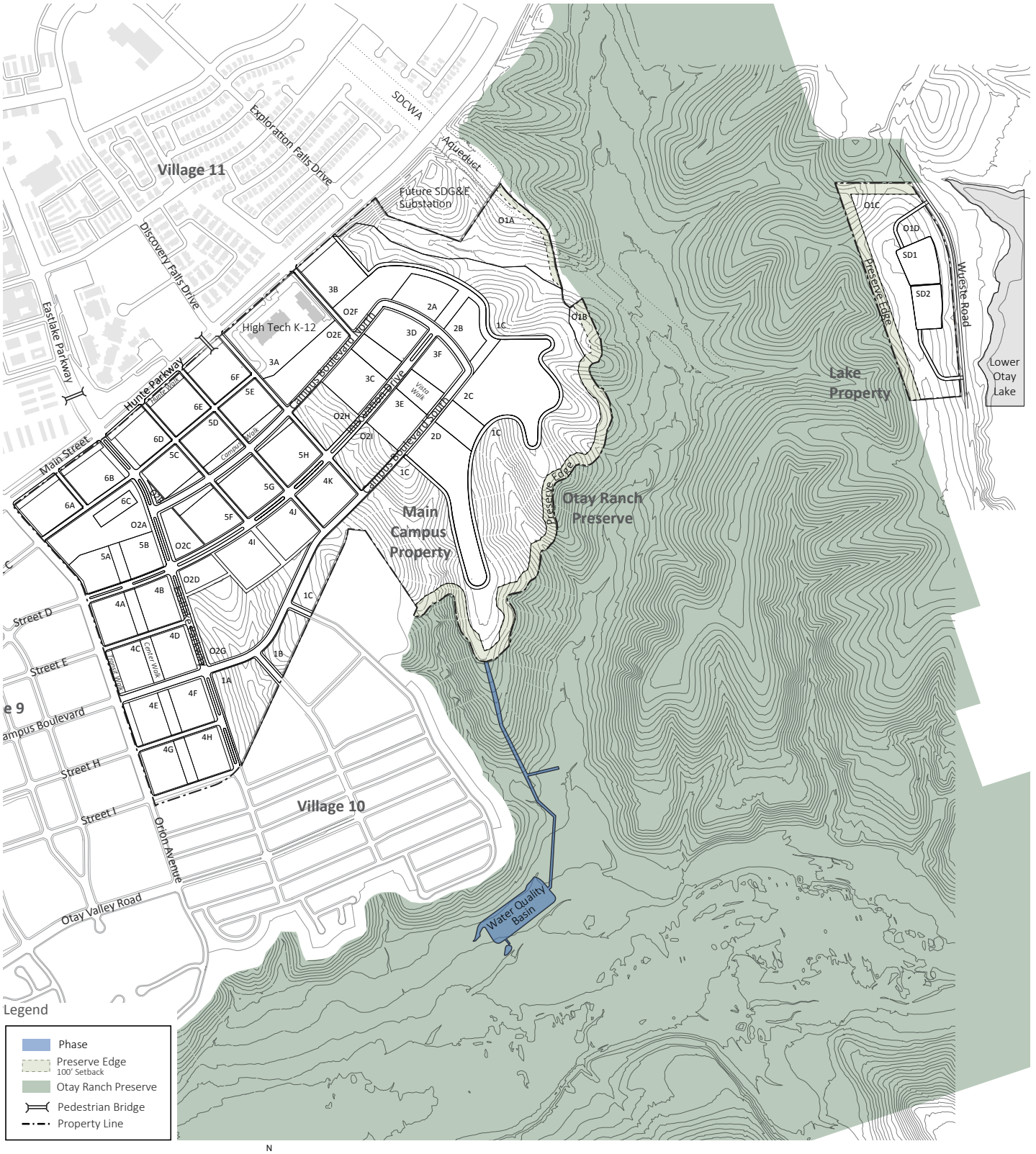
List of Exhibits

1. Introduction

The purpose of the Preserve Edge Plan is to identify allowable uses within appropriate land use designations for areas adjacent to the Otay Ranch Preserve (Preserve). In accordance with GDP Chapter 10, Section B Resource Preserve Policy 7.2, a Preserve Edge Plan is to be developed for all SPA Plans that contain areas adjacent to the Preserve. The Preserve Edge is a 100-foot wide wide strip of land adjacent to the Preserve.

Areas subject to the Preserve Edge Plan and facilities proposed within the Preserve are depicted on Figure 1: Areas Subject to the Preserve Edge Plan and Facilities Proposed in the Preserve and are described in Section 2. Facilities & Improvements Proposed within the Preserve. Planning efforts in Villages 9 and 10 have identified storm drain and sewer facilities that will be located in the Preserve area. These facilities have also been planned to accommodate some of the flows from the UI District.

To provide further guidance relating to the content of the Preserve Edge Plan, the Chula Vista Multiple Species Conservation Program (MSCP) Subarea Plan contains policies related to land use adjacency. Otay Ranch GDP, RMP, and MSCP policies are summarized and evaluated in Chapter 11: GDP Compliance.



Sewer connections south of Village 9 are addressed in the Village 9 SPA Plan and Tentative Map.
Drainage through (and south of) Village 10 is addressed in the Village 10 SPA Plan and Tentative Map.

Figure 1: Areas Subject to the Preserve Edge Plan and Facilities Proposed in the Preserve

2. Facilities & Improvements Proposed within the Preserve

The facilities described below are proposed within the Preserve and are not subject to this Preserve Edge Plan, but rather are discussed for context purposes only. Per the MSCP Subarea Plan, certain infrastructure and roads planned in conjunction with development will be allowed to be constructed, operated and maintained within the Preserve. The Subarea Plan anticipated these "Planned" and "Future" facilities and requires compliance with the siting criteria identified in § 6.3.3.4 of the Subarea Plan. The *UI District Biological Technical Report* dated November 18, 2014 prepared by Helix Environmental Planning Inc. provides the siting criteria analysis.

There are existing maintenance roads associated with Salt Creek Sewer, SDCWA Aqueduct, SDG&E transmission lines and City of San Diego waterlines. Where possible these existing roads will be used to access UI District facilities. Facilities proposed within the Preserve include:

A. Sewer

According to the *Sewer Study for the University and Innovation District* dated March 17, 2016 prepared by Rick Engineering Company, the existing Salt Creek interceptor sewer line starts in Hunte Parkway and heads south in and along Salt Creek within the Preserve. The interceptor line then turns westerly and follows the Otay River to the City of San Diego Metropolitan Sewer system where it will be treated at the Point Loma Wastewater Treatment Plant. Refer to Figure 2: Conceptual Proposed Main Campus Property Sewer Flows and Figure 3: Conceptual Proposed Lake Property Sewer Flows Alternatives 1 and 2 for more information.

Main Campus Property Alternative 1

For the Main Campus Property, the sewer system for the Orange, Yellow and Purple phases would flow to the proposed Village 9 sewer system and then to the Salt Creek Interceptor sewer. A portion of the Village 9 sewer system will have to be up-sized from the recommendations identified in the report titled *Final Overview of Sewer Service for Otay Ranch Village 9*. The Blue and Brown phases will require a separate gravity sewer line that will follow an existing trail to the Salt Creek Interceptor sewer. This connection will be located upstream of Village 9. The elevations of the Blue and Brown phases are lower than the Purple phase and cannot flow into the rest of the main campus sewer system without a pump system. This alternative requires fewer linear feet of sewer pipe and no sewage lift station

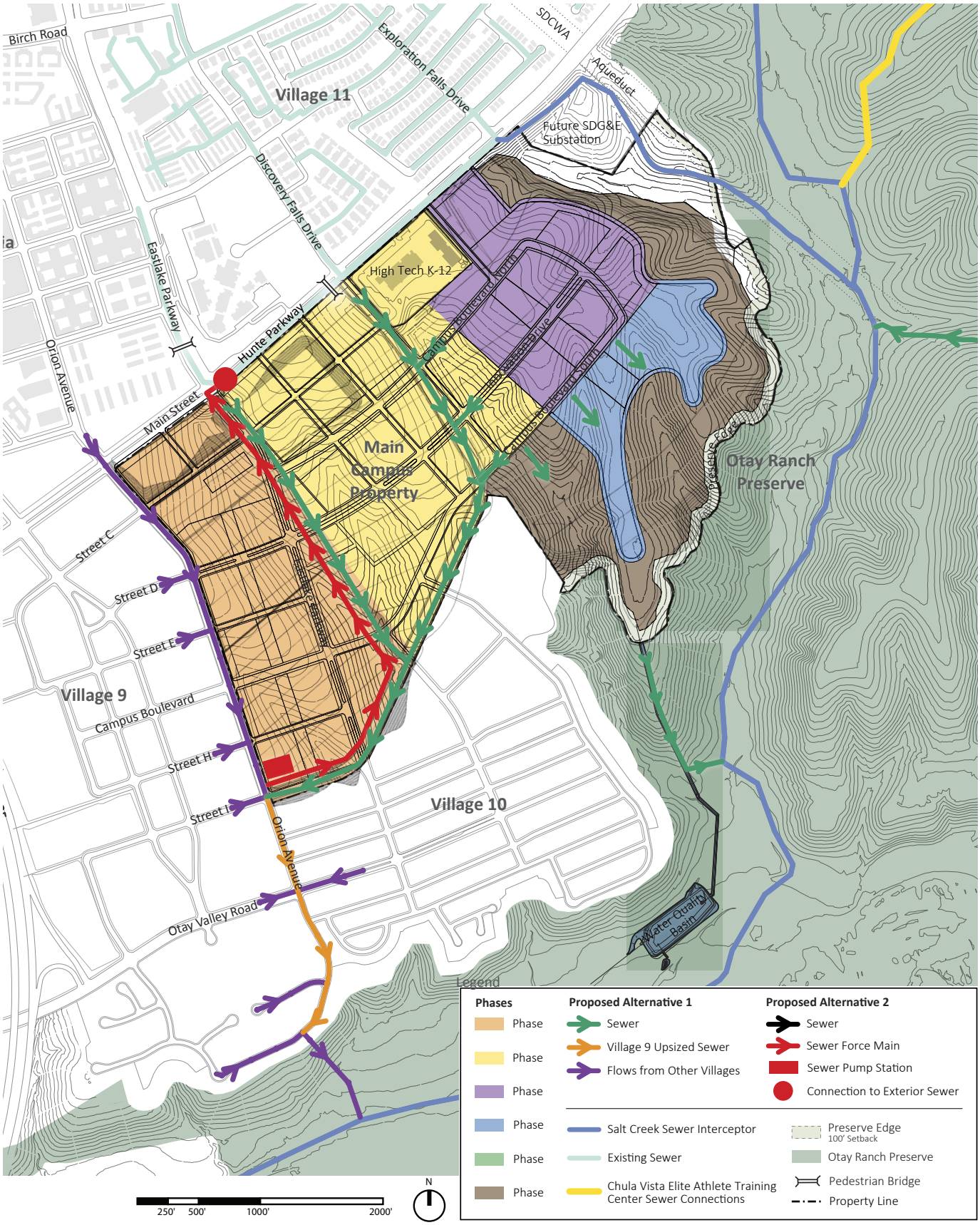


Figure 2: Conceptual Proposed Main Campus Property Sewer Flows

Main Campus Property Alternative 2

Alternative 2 includes a sewage lift station to pump the sewer flow to the existing Hunte Parkway sewer system. This system involves adding a pump station with dual systems producing the capacity for approximately 110' of static head and an additional 4,400 linear feet of 8-inch force main sewer.

Lake Property Alternative 1

For the Lake Property, a new gravity sewer line south of the parcel could connect to the Salt Creek Interceptor west of the site. The terrain in this area provides enough elevation change for a gravity sewer connection, but the surrounding habitat is considered environmentally sensitive area and will potentially lead to construction limitations. Also the sewer line would have to cross a County Water Authority pipeline and property. There would be a need for 4,100 linear feet of gravity sewer pipe in with this option. See Figure 3: Conceptual Proposed Lake Property Sewer Flows Alternatives 1 and 2 for the proposed alignment.

Lake Property Alternative 2

Alternative 2 proposed the sewer to go north with the assistance of a sewage lift station and connect to the existing Chula Vista Elite Athlete Training Center sewer system. The existing Chula Vista Elite Athlete Training Center connects to the salt creek sewer via a gravity sewer line.

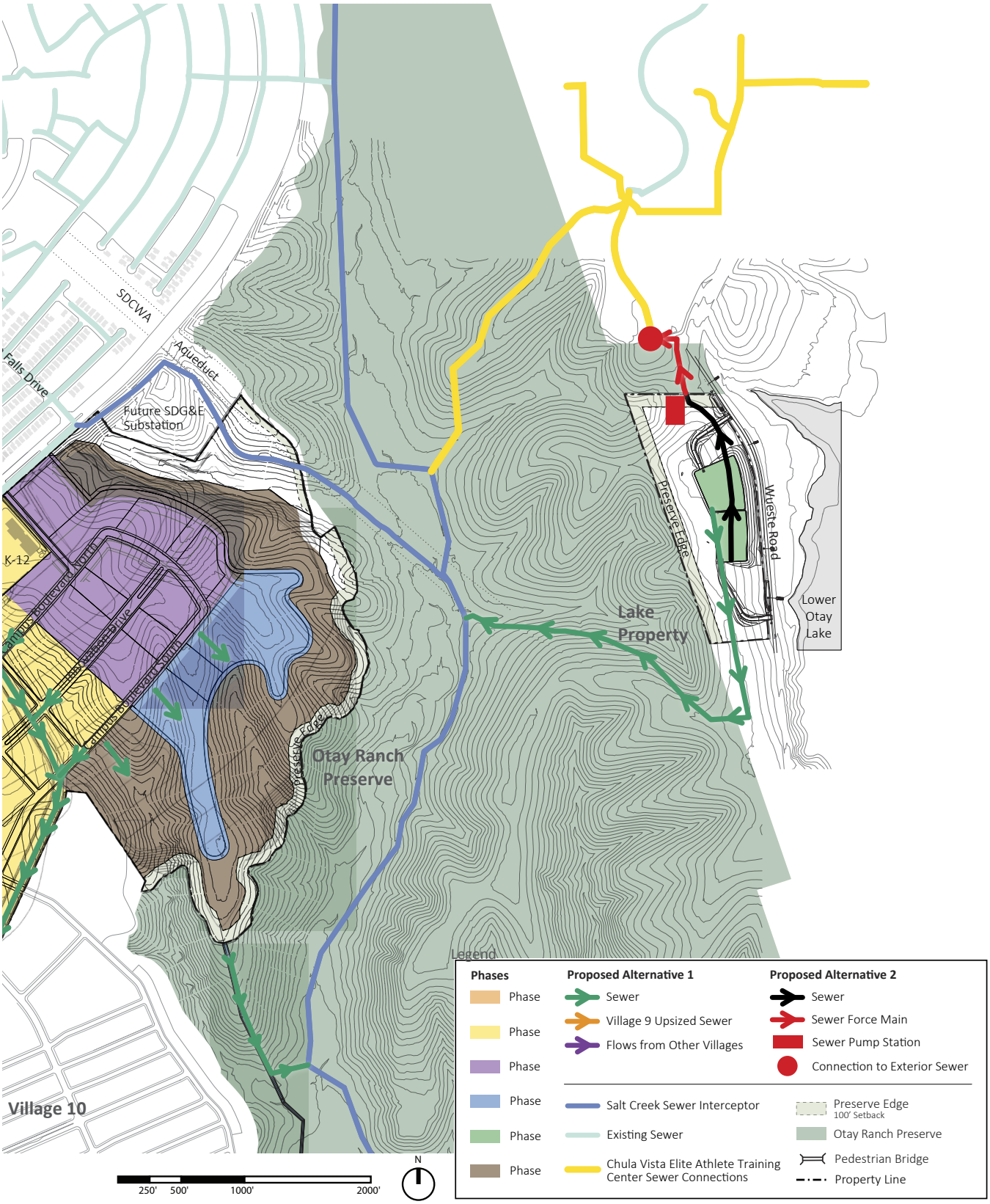


Figure 3: Conceptual Proposed Lake Property Sewer Flows Alternatives 1 and 2